

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4978**

**AN ORDINANCE VACATING PREVIOUSLY-PLATTED PUBLIC RIGHTS-OF-WAY  
WITHIN THE RIVERFRONT AT DOS RIOS DEVELOPMENT LOCATED ALONG THE  
NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HALE AVENUE  
AND NEAR THE 5<sup>th</sup> STREET/HIGHWAY 50 VIADUCT**

Recitals:

The City is in the process of developing the Riverfront as Dos Rios planned development south of the Riverside Neighborhood from Hale Avenue to the 5<sup>th</sup> Street/Highway 50 viaduct on the northeast bank of the Colorado River. An Outline Development Plan (ODP) adopted by City Council in April 2019 and amended in May 2020 consists of a mix of uses including residential, commercial, light industrial, outdoor recreation and open space. Over the past several years, the City has platted this property in anticipation of the development as well as to sell properties within the site. To date, two properties have been transferred to private property owners.

The City has continued to acquire property in the northeast corner of the proposed development. In this area, there are streets that were platted (O'Boyles Subdivision – 1908) to serve these parcels that are no longer needed to provide access. The new streets within the planned development will provide access as these parcels are absorbed into the ODP and a new subdivision plat is recorded. The final two parcels within the planned area are located at 636 and 636-1/2 Lawrence Street have now been acquired by the City. Thus, the street and alley rights-of-way and a utility easement to these properties are now able to be vacated.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate portions of public rights-of-way is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code. The following described areas and depicted on Exhibit A shall be vacated subject to the following condition:

Condition 1: The vacations shall not become effective until a new plat has been recorded that replaces the street network and utility easements required to serve the properties formerly located at 636 and 636-1/2 Lawrence Street.

Parcel 1

A Parcel of land being a portion of the 20 foot wide Alley within Block 1 of O'BOYLE'S SUB-DIVISION located in Section 22, Township 1 South, Range 1 West of the Ute

Meridian, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado being more particularly described as follows.

Commencing at the northwest corner of Lot 12 of said Block 1 of O'BOYLE'S SUB-DIVISION; thence S89°56'44"E along the south line of said alley a distance of 7.67 feet to Point of Beginning; thence 20.01 feet along a curve to the left said curve having a radius of 1829.00 feet, a central angle of 0°37'37" and a chord which bears N2°13'10"E a distance of 20.01 feet; thence S89°56'44"E a distance of 116.63 feet; thence S0°13'53"W a distance of 20.00' to the northeast corner of Lot 8 of said Block 1; thence N89°56'44"W along the south line of said alley a distance of 117.32 feet to the point of beginning.

CONTAINING 2339 Square Feet or 0.05 Acres, more or less, as described.

#### Parcel 2

A Parcel of land being a portion of the 60 foot wide right-of-way for Lila Avenue and a portion of the 55 foot wide right-of-way for Lawrence Street within the O'BOYLE'S SUB-DIVISION located in Section 22, Township 1 South, Range 1 West of the Ute Meridian, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado being more particularly described as follows.

Commencing at the northwest corner of Lot 12 of said Block 1 of O'BOYLE'S SUB-DIVISION; thence S0°13'53"W along the west line of said Lot 12 a distance of 106.14 feet to the Point of Beginning; thence continuing S0°13'53"W a distance of 23.86 feet to the southwest corner said Lot 12; thence S89°56'44"E along the north line of said Lila Avenue a distance of 124.99 feet to the southeast corner of Lot 8 of said Block 1 of O'BOYLE'S SUB-DIVISION; thence S0°13'53"W a distance of 30.00 feet to the north line of that portion of Lila Avenue vacated by Ordinance No. 4929, modified by Ordinance 4948; thence N89°56'44"W along said north Ordinance line a distance of 137.06 feet to an angle point on the west line of Lot 6, RIVERFRONT AT DOS RIOS FILING THREE as same is recorded under Reception Number 2942736; thence 55.29 feet along a curve to the left having a radius of 330.50 feet, a central angle of 9°35'09" and a chord which bears N12°51'17"E a distance of 55.23 feet to the Point of Beginning.

CONTAINING 4032 Square Feet or 0.09 Acres, more or less, as described.

The basis of bearings is the North Line of the NE 1/4 NE 1/4 of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, MCLCS, as shown on Reception Number 2942736.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PREVIOUSLY DESCRIBED DEDICATED RIGHTS-OF-WAY ARE HEREBY VACATED SUBJECT TO THE CONDITION STATED ABOVE.

Introduced on first reading this 16<sup>th</sup> day of December 2020 and ordered published in pamphlet form.

Adopted on second reading this 6<sup>th</sup> day of January 2021 and ordered published in pamphlet form.

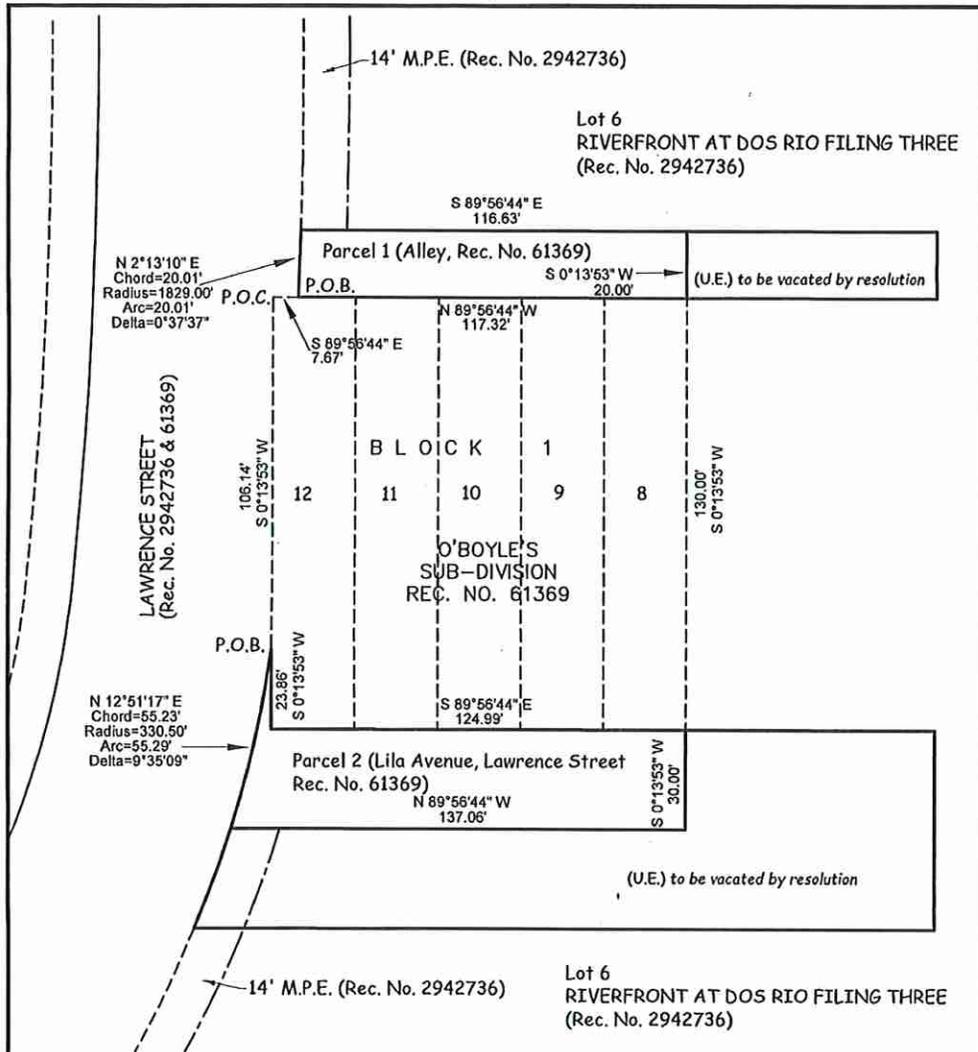
ATTEST:

W Winkelmann  
City Clerk

C. S. [Signature]  
Mayor



# EXHIBIT A



The basis of bearings is the North Line of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, MCLCS, as shown on Reception Number 2942736.

### ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
Rec.	Reception
No.	Number
U.E.	Utility Easement
M.P.E.	Multipurpose Easement



1 inch = 40 ft.

Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder and monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: R.B.P.  
DATE: 12-01-2020  
SCALE: 1" = 40'  
APPR BY: B.H. & K.A.

Located in the NE  $\frac{1}{4}$  of Sec. 22, T. 1S., R. 1W.  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

CITY OF  
**Grand Junction**  
COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4978 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16<sup>th</sup> day of December 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 6<sup>th</sup> day of January 2021, at which Ordinance No. 4978 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 11<sup>th</sup> day of January 2021.

  
\_\_\_\_\_  
Deputy City Clerk

Published: December 18, 2020  
Published: January 08, 2021  
Effective: February 7, 2021

